

AN ORDINANCE FINDING AND DETERMINING AREAS WITHIN THE CITY OF FORT WAYNE THAT HAVE BECOME UNDESIRABLE OR IMPOSSIBLE FOR NORMAL DEVELOPMENT AND OCCUPANCY BECAUSE OF A LACK OF DEVELOPMENT, CESSATION OF GROWTH, DETERIORATION OF IMPROVEMENTS OR CHARACTER OF OCCUPANCY, AGE, OBSOLESCENCE, SUBSTANDARD BUILDINGS, OR OTHER FACTORS THAT HAVE IMPAIRED VALUES OR PREVENT A NORMAL DEVELOPMENT OF PROPERTY OR USE OF PROPERTY AND ESTABLISHING ECONOMIC DEVELOPMENT TARGET AREAS WITHIN THE CITY OF FORT WAYNE.

WHEREAS, the City of Fort Wayne has established an Economic Development Commission pursuant to I.C. 36-7-12-1 et seq, and said Commission has been continuously in existence since 1972; and

WHEREAS, the General Assembly of the State of Indiana has amended I.C. 36-7-12-1 et seq with the result that certain types of economic development projects are prohibited from being eligible for economic development revenue bond financing unless located in an economic development target area; and

WHEREAS, an economic development target area is defined at I.C. 36-7-12-2 as an area that:

"(1) has become undesirable or impossible for normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or use of property;

(2) has been declared and confirmed as a redevelopment area before March 31, 1983, under:

(A) IC 36-7-14-15, IC 36-7-14-16, and IC 36-7-14-17; or

(B) IC 36-7-15.1-8, IC 36-7-15.1-9, and IC 36-7-15.1-10;

(3) has been designated as a registered historic district under the National Historic Preservation Act of 1966 or under the jurisdiction of a preservation commission organized under IC 36-7-11, IC 36-7-11.1, or IC 14-3-3.2; or

(4) encompasses buildings, structures, sites, or other facilities that are:



1 (A) listed on the national register of historic places  
2 established pursuant to the National Historic Preservation Act of  
3 1966;

4 (B) listed on the register of Indiana historic sites and  
5 historic structures established under IC 14-3-3.3; or

6 (C) determined to be eligible for listing on the Indiana  
7 register by the Indiana state historic preservation officer."

8 WHEREAS, pursuant to I.C. 36-7-12-38, the City of Fort Wayne,  
9 on the favorable recommendation of its Economic Development Commission  
10 made by ordinance designate a specific geographic territory, not to  
11 exceed twenty-five percent of the total geographic territory, as a  
12 economic development target area; and

13 WHEREAS, the Fort Wayne Economic Development Commission has  
14 studied the geographic areas within the City of Fort Wayne and has  
15 determined that all areas as zoned M-1, M-2, M-3, B-1-B, B-2, B-3-A,  
16 B-3-B, B-4, B-2-A, and B-1-A, in addition to the areas defined speci-  
17 fically by I.C. 36-7-12-2, qualify as economic development target  
18 areas as defined by I.C. 36-7-12-2 and is recommended to this Common  
19 Council that all of said areas be designated as economic development  
20 target areas;

21 NOW THEREFORE, be it ordained by the Common Council of the  
22 City of Fort Wayne, Indiana that:

23 SECTION 1. The City of Fort Wayne has established an  
24 Economic Development Commission pursuant to I.C. 36-7-12-1 et seq, and  
25 pursuant to I.C. 36-7-12-38 said Fort Wayne Economic Development  
26 Commission has recommended to this Common Council that this Common  
27 Council enact an ordinance designating a specific geographic terri-  
28 tory, not to exceed twenty-five percent of the total geographic terri-  
29 tory, as an economic development target area as same is defined by  
30 I.C. 36-7-12-2.

31 SECTION 2. The Common Council of the City of Fort Wayne  
32 further finds that the Fort Wayne Economic Development Commission has



1 studied the geographic areas within the City of Fort Wayne and has  
2 determined that all areas specifically defined as economic development  
3 target areas by I.C. 36-7-12-2 and in addition, all areas zoned M-1,  
4 M-2, M-3, B-1-B, B-2, B-3-A, B-3-B, B-4, B-2-A, and B-1-A, qualify as  
5 economic development target areas as defined by I.C. 36-7-12-2.  
6

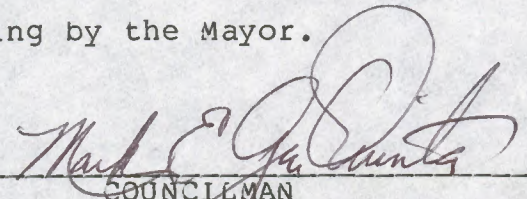
7 SECTION 3. The Common Council further finds that the said  
8 areas referred to in the previous section have become undesirable or  
9 impossible for normal development and occupancy because of a lack of  
10 development, cessation of growth, deterioration of improvements or  
11 character of occupancy, age, obsolescence, substandard buildings, or  
12 other factors that have impaired values or prevent a normal develop-  
13 ment of property or use of property and in so finding specifically  
14 finds that the unemployment rate in the City of Fort Wayne as last  
15 reported is 11.3% and that said unemployment rate has not improved  
16 significantly over the past two years; that additional growth and  
17 development will be hindered unless economic development revenue bond  
18 financing is available to companies seeking to locate or expand within  
19 the City of Fort Wayne; and that normal development in the areas  
20 designated has been reduced for some time and that in order to return  
21 to normal development, said areas should be designated economic deve-  
22 lopment target areas.

23 SECTION 4. The Common Council of the City of Fort Wayne  
24 hereby designates as economic development target areas the following  
25 areas within the city limits the City of Fort Wayne:

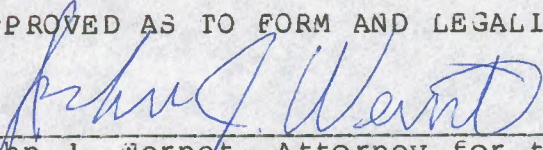
26 All areas defined as economic development target areas under  
27 I.C. 36-7-12-2 "economic development target areas" subsections (2),  
28 (3), and (4), and further as economic development target areas under  
29 subsection (1) all areas that were zoned as of June 1, 1983, under the  
30 following zoning classifications: M-1, M-2, M-3, B-1-B, B-2, B-3-A,  
31 B-3-B, B-4, B-2-A, B-1-A.  
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1           SECTION 5. This ordinance shall be in full force and effect  
2 from and after its passage and signing by the Mayor.

3  
4   
5 COUNCLEMAN

6 APPROVED AS TO FORM AND LEGALITY.

7   
8 John J. Wernet, Attorney for the  
9 Fort Wayne Economic Development Commission  
Dated this \_\_\_\_ day of June, 1982.

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FOX RIVER BOND  
25% COTTON



Read the first time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on 6-14-83, the 14 day of June, 1983, at 11 o'clock A.M., E.S.T.

DATE: 6-14-83

Sandra E. Kennedy  
CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BRADBURY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHOMBURG</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCRUGGS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 6-28-83

Sandra E. Kennedy  
- CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~) (~~APPROPRIATION~~) ORDINANCE (RESOLUTION) NO. I-115-83 on the 28th day of June, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy

Ray A. E. E. E.

CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of June, 1983, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy

CITY CLERK

Approved and signed by me this 30th day of June, 1983, at the hour of 4 o'clock P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR. - MAYOR



DIGEST SHEET

*J-83-06-19*

TITLE OF ORDINANCE Special

DEPARTMENT REQUESTING ORDINANCE Economic Development Commission

SYNOPSIS OF ORDINANCE Designates economic target areas for purposes  
of economic development bonding.

EFFECT OF PASSAGE Allows certain types of bonding in designated areas.

EFFECT OF NON-PASSAGE Eliminates tax exempt financing for certain  
companies.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) None.

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. S-83-06-19

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
ORDINANCE FINDING AND DETERMINING AREAS WITHIN THE CITY OF FORT WAYNE  
THAT HAVE BECOME UNDESIRABLE OR IMPOSSIBLE FOR NORMAL DEVELOPMENT AND  
OCCUPANCY BECAUSE OF A LACK OF DEVELOPMENT, CESSATION OF GROWTH,  
DETERIORATION OF IMPROVEMENTS OR CHARACTER OF OCCUPANCY, AGE, OBSOLESCE,  
SUBSTANDARD BUILDING, OR OTHER FACTORS THAT HAVE IMPAIRED VALUES OR  
PREVENT A NORMAL DEVELOPMENT OF PROPERTY OR USE OF PROPERTY AND ESTABLISHING  
ECONOMIC DEVELOPMENT TARGET AREAS WITHIN THE CITY OF FORT WAYNE

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

*Mark E. Giaquinta*

JAMES S. STIER, VICE CHAIRMAN

*James S. Stier*

JANET G. BRADBURY

*Janet G. Bradbury*

SAMUEL J. TALARICO

*Samuel J. Talarico*

DONALD J. SCHMIDT

*Donald J. Schmidt*

*Concurred in 6-28-83*

*Sanford*

*E. Kennedy*